

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10537 George C. and Thelma M. Bush, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 28, 1970.

ORDERED:

That the appeal for variance from the rear yard requirements of the R-1-B District to permit erection of single family dwelling at 3623 Camden Street, SE., Lot 135, Square 5684, be DENIED.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The subject property is currently an unimproved lot.
3. Appellant proposes to construct a single family dwelling on the subject property.
4. Appellant alleged that a variance is requested due to the odd shape of the property and because the proposed dwelling is basically rectangular. The appellant would have a rear yard of 23.3 feet instead of the 25 feet required by the Zoning Regulations.
5. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has not proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will not result in peculiar and exceptional practical difficulties or undue hardship upon the owner.

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OPINION Cont'd:

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board